

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:

Case No.: 17-15603(JKS)

MARK ANTHONY ANDREOTTIS, II

Chapter: 7

Judge: John K. Sherwood

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**NOTICE OF PROPOSED ABANDONMENT**

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**Charles M. Forman, the chapter 7 trustee** in this case proposes to abandon Property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk:

United States Bankruptcy Court  
District of New Jersey  
P.O. Box 1352  
Newark, NJ 07101-1352

If an objection is filed, a hearing will be held before the Honorable John J. Sherwood on January 5, 2021, at 10:00 a.m. at the United States Bankruptcy Court, Courtroom No. 3D. If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

The Trustee proposes to abandon the estate's interest in real property located at 573 Bergen Street, Newark, New Jersey with a fair market value of \$207,300 on the basis that it is of inconsequential value and burdensome to the estate.

Liens on property:

Mortgage held by Ditech Financial in the amount of \$230,000.

Amount of equity claimed as exempt:

None claimed

Objections must be served on, and requests for additional information directed to:

Name: Kim R. Lynch, Esq.

Address: Forman Holt, 365 West Passaic Street, Suite 400, Rochelle Park, NJ 07662

Telephone No.: (201) 845-1000

E-Mail: [klynch@formanlaw.com](mailto:klynch@formanlaw.com)

In re:  
Mark Anthony Andreottis, II  
Debtor(s)

Case No. 17-15603-JKS  
Chapter 7

District/off: 0312-2  
Date Rcvd: Dec 03, 2020

User: admin  
Form ID: pdf905

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Total Noticed: 42

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 05, 2020:**

Recip ID	Recipient Name and Address
db	+ Mark Anthony Andreottis, II, USP Lewisburg, Post Office Box 1000, Lewisburg, PA 17837-1000
aty	+ Forman Holt, 66 route 17 North, First Fl, Paramus, NJ 07652-2672
aty	+ Maciag Law, LLC, 475 Wall Street, Princeton, NJ 08540-1509
cr	+ 811 Willow Ave Condo Assoc., MBM Group, 215 Adams Street, Hoboken, NJ 07030-2598
acc	+ Bederson LLP, 347 Mt. Pleasant Avenue, West Orange, NJ 07052-2749
intp	+ Katia Montresor, 811 Willow Ave., #1N, Hoboken, NJ 07030-2916
cr	+ Kearny Bank, C/o Durkin & Durkin, LLC, 1120 Bloomfield Ave, West Caldwell, NJ 07006-7138
intp	+ Kevin Murphy, 811 Willow Ave., #1N, Hoboken, NJ 07030-2916
cr	+ New Jersey Title Insurance Company, 2001 Route 46, Suite 310, Parsippany, nj 07054-1315
cr	+ OCWEN LOAN SERVICING LLC, 6409 Congress Ave Suite 100, Boca Raton, FL 33487, UNITED STATES 33487-2853
cr	+ SN Servicing Corporation, Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004-1734
cr	+ Sanford Funding LLC, Deborah Feldstein, Esq., Pellegrino & Feldstein, LLC, 290 Route 46 West, Denville, NJ 07834-1239
cr	+ Travelers Insurance Co., c/o Law offices of David J. Finkler, P.C, 266 Harriston Road, Suite 203, Glen Rock, NJ 07452-3321
517162017	+ 811 Willow Ave. Condo Association, c/o MBM Group, 215 Adams Street, Hoboken, NJ 07030-2598
518304595	+ 811 Willow Avenue Condo Assoc., c/o Law Office of, Meaghan Tuohey, 10 Tilt Street, Haledon, NJ 07508-1332
518301934	+ CATIC Title Insurance Co., c/o William Levant, Kaplin Stewart Meloff Reiter & Stein, 910 Harvest Drive, 2nd Floor, P.O. Box 3037 Blue Bell, PA 19422-0765
517155924	+ Deutsche Bank National Trust Company, Ocwen Loan Servicing, LLC, Attn: Cashiering Department, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409-6493
516715889	+ Ditech Financial, 1100 Virginia Dr. #100A, Port Washington, PA 19034-3277
516820057	+ Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154, Rapid City, South Dakota 57709-6154
516951585	+ Fidelity National Title Insurance Company, 2533 N 117th Ave, Omaha, NE 68164-3679
518301935	+ Irene Andreotti, c/o Marianne Pagliaroni, 990 Cropwell Road, Cherry Hill, NJ 08003-1437
517382544	+ Irene Andreottis, Attn: Marianne Pagliaroni, 990 Cropwell Road, Cherry Hill, NJ 08003-1437
516715888	+ Kearny Bank, 120 Passaic Ave, Fairfield, NJ 07004-3523
518304600	+ Kearny Bank f/k/a Kearny, Federal Savings, c/o Durkin & Durkin LLC, 1120 Bloomfield Avenue, Caldwell, NJ 07007. 07006-7138
517362901	+ Maciag Law LLC, Thaddeus R. Maciag, Esq., 475 Wall Street, Princeton, NJ 08540-1509
518301933	+ Melissa Andreotti, 12 Stone Hedge Drive, Goshen, NY 10924-5410
516959772	+ Ocwen, P.O. Box 24646, W. Palm Beach, FL 33416-4646
516959773	+ PNC Bank, 1 PNC Plaza, 249 5th Ave, Pittsburgh, PA 15222-2707
518997614	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court:, State of New Jersey, Division of Taxation, Bankruptcy Unit, PO Box 245, Trenton, NJ 08695-0245
517363607	+ TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, C/O DAVID J. FINKLER, ESQ., 266 HARRISTOWN RD, SUITE 203, GLEN ROCK, NJ 07452-3321
517038250	US Department of Education, PO Box 16448, St. Paul, MN 55116-0448

TOTAL: 31

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Dec 03 2020 22:05:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov		

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User: admin

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app	+ Email/Text: atkinsappraisal@aol.com	Dec 03 2020 22:05:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
app	+ Email/Text: atkinsappraisal@aol.com	Dec 03 2020 22:04:00	A. Atkins Appraisal Company, 122 Clinton Road, Fairfield, NJ 07004-2900
auc	+ Email/Text: msklar@ajwillnerauctions.com	Dec 03 2020 22:04:00	A. Atkins Appraisal Corp., 122 Clinton Road, Suite 2A, Fairfield, NJ 07004-2900
auc	+ Email/Text: msklar@ajwillnerauctions.com	Dec 03 2020 22:05:00	A.J. Willner Auctions, LLC, PO Box 1012, Springfield, NJ 07081-5012
517375875	+ Email/Text: g20956@att.com	Dec 03 2020 22:05:00	AJ Willner Auctions LLC, POB 1012, Springfield, NJ 07081-5012
516847141	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Dec 03 2020 22:06:00	AT&T Mobility II LLC, c/o AT&T Services, Inc., Karen A. Cavagnaro - Lead Paralegal, One AT&T Way Roo 3A104, Bedminster, NJ 07921-2693
517284197	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Dec 03 2020 22:04:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
517463159	+ Email/Text: usanj.njbankr@usdoj.gov	Dec 03 2020 22:05:00	United State Trustee, One Newark Center, Suite 2100, Newark, NJ 07102-5235
516865875	+ Email/PDF: EBN_AIS@AMERICANINFOSOURCE.COM	Dec 03 2020 23:17:35	United States of America, c/o United States Attorney's Office, 970 Broad Street, Suite 700, Newark, NJ 07102-2527
			Verizon, by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901

TOTAL: 11

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518304597		Ditech Financial, c/o RAS Cintron.
518304601		Ocwen Loan Servicing, c/o RAS Cintron.
518304602		PNC Bank.
516966581		TBD
518304604		US Bank Trust National, Association as, Trustee of the Cabana, Series III Trust., c/o Friedman Vartollo LLP.
516966580		US Government
518304603		United States of America.
516878278	*	Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154, Rapid City, South Dakota 57709-6154
518304692	##+	Melissa Andreotti, 386 Brownstone Court, Wyckoff NJ 07481-2430

TOTAL: 7 Undeliverable, 1 Duplicate, 1 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 05, 2020

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 2, 2020 at the address(es) listed below:

Name	Email Address
Aleisha Candace Jennings	on behalf of Creditor OCWEN LOAN SERVICING LLC ajennings@rasflaw.com
Alexandra T. Garcia	on behalf of Creditor DITECH FINANCIAL NJECFMAIL@mwc-law.com nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia	on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia	on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC NJECFMAIL@mwc-law.com nj-ecfmail@ecf.courtdrive.com
Andrew L. Spivack	on behalf of Creditor DITECH FINANCIAL andrew.spivack@brockandscott.com wbefc@brockandscott.com
Andrew L. Spivack	on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC andrew.spivack@brockandscott.com wbefc@brockandscott.com
Andrew L. Spivack	on behalf of Creditor Ditech Financial LLC andrew.spivack@brockandscott.com wbefc@brockandscott.com
Carrie J. Boyle	on behalf of Debtor Mark Anthony Andreottis II cboyle@b-vlaw.com, tking@b-vlaw.com;cvitullo@b-vlaw.com;cjbeef@gmail.com;kgresh@mpadlaw.com;tegner@mpadlaw.com;djamison@mpadlaw.com;lwood@mpadlaw.com;cgetz@mpadlaw.com;carrie.boyle@comcast.net;J.CR73128@notify.bestcase.com
Charles M. Forman	cforman@formanlaw.com lcapasso@formanlaw.com;cforman@iq7technology.com;ecf.alert+Forman@titlexi.com
Charles M. Forman	on behalf of Trustee Charles M. Forman cforman@formanlaw.com lcapasso@formanlaw.com;cforman@iq7technology.com;ecf.alert+Forman@titlexi.com
David J. Finkler	on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net finklerdr93613@notify.bestcase.com
Deborah T. Feldstein	on behalf of Creditor Sanford Funding LLC dfeldstein@caplaw.net
Denise E. Carlon	on behalf of Creditor PNC Bank NA dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com
Eamonn O'Hagan	on behalf of Defendant The United States of America eamonn.ohagan@usdoj.gov
Jennifer D. Gould	on behalf of Creditor 811 Willow Ave Condo Assoc. jgould@stark-stark.com mdepietro@stark-stark.com
Jonathan C. Schwab	on behalf of Creditor SN Servicing Corporation bankruptcy@friedmanvartolo.com
Kim R. Lynch	on behalf of Plaintiff Charles M. Forman as Chapter 7 Trustee klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Trustee Charles M. Forman klynch@formanlaw.com kanema@formanlaw.com
Laura M. Egerman	on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com bkyecf@rasflaw.com;legerman@rasnj.com
Laura M. Egerman	on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC bkyecf@rasflaw.com bkyecf@rasflaw.com;legerman@rasnj.com
Laura M. Egerman	on behalf of Creditor DITECH FINANCIAL bkyecf@rasflaw.com bkyecf@rasflaw.com;legerman@rasnj.com
Meaghan Tuohey	on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com G19176@notify.cincompass.com
Michael A. Artis	on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov

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Total Noticed: 42

Miriam Rosenblatt

on behalf of Creditor OCWEN LOAN SERVICING LLC miriam.rosenblatt@mhllp.com

Mitchell Malzberg

on behalf of Interested Party Katia Montresor mmalzberg@mjmalzberglaw.com dlapham@mjmalzberglaw.com

Mitchell Malzberg

on behalf of Interested Party Kevin Murphy mmalzberg@mjmalzberglaw.com dlapham@mjmalzberglaw.com

Murphy Durkin

on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com mdurkin@durkinlawfirm.com

Nicholas V. Rogers

on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com

Nicholas V. Rogers

on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC nj.bkecf@fedphe.com

Nicholas V. Rogers

on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com

U.S. Trustee

USTPRegion03.NE.EDCF@usdoj.gov

United States Trustee

USTPRegion03.NE.EDCF@usdoj.gov

William J. Levant

on behalf of Creditor New Jersey Title Insurance Company efile.wjl@kaplaw.com

William J. Levant

on behalf of Defendant New Jersey Title Insurance Company efile.wjl@kaplaw.com

William J. Levant

on behalf of Plaintiff CATIC Title Insurance Company efile.wjl@kaplaw.com

TOTAL: 35